

DUNKESWELL PARISH COUNCIL

Minutes for a Meeting of Dunkeswell Parish Council held in the Village Hall at 7.30pm, Monday 17th March 2008.

Present: Mr G Sworder (Chairman), Mr J Barrow (Vice Chairman), Mrs V Keitch, Msrs M Stevens, B Procter, A Luscombe, PCSO Anning 30012 and two members of the public.

Apologies: Cllrs Mrs B Russell and Mr C Sumpter, County Councillor Mr Roger Boote, PC Vickery 4783,

All councillors are politely reminded of their obligation to declare interests under the Code of Conduct. In making decisions the Parish Council recognise their statutory duties provided for in Section 11A(2) of the National Parks and Access to the Countryside Act 1949 (National Parks) and Section 85 of the Countryside and Rights of Way Act 2000 (AONBs) that in exercising or performing any functions in relation to, or so as to affect, land, they shall have regard to their purposes (ie conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of their special qualities by the public).

1.1 **Minutes** of the previous meeting held in the Village Hall on Monday 18th February 2008 were signed as a correct record of that meeting. AGREED

2 PLANNING

2.1 Decisions (for information)

08/0264/TRE 3 Bluebell Road – Permission granted to remove south western stem of one ash tree

08/0125/FUL Parachute Club – permission granted for retention of marquee and portacabins for two years

2.2 Applications (for recommendation)

08/0372/FUL 38 Catalina Close – conservatory **Recommendation:** APPROVAL

08/0389/FUL Royal Oak Inn - new dwelling. **Recommendation:** APPROVAL conditional on any change to granted floor levels should require a new application, as the parish council would not support an application for a dwelling of any more imposing height. The scheme should also include a condition to open the entrance visibility splay, certainly including the pavement to the north being continued to the entrance (at present it halts abruptly and pedestrians have to step off the pavement into the road and walk around a wall to enter the pub, or continue along the road). There should also be a continuation of the pavement to the south of the entrance to improve pedestrian safety to this access.

08/0582/VAR Old Highwood Farm – application to vary condition 3 (units of accommodation shall be used for holiday purposes only) of permissions 06/2103/COU for one unit to be used as owners accommodation.

Recommendation: REFUSAL on the basis that there is no need for an owner to live onsite, there is plenty of available accommodation nearby.

08/0576/COU Highfield Community Hall – change of use to form additional retail area and new community hall

Recommendation: APPROVAL conditional on separate dedicated toilets being provided for the use of the community hall.

2.3 EDDC - Consultation on proposed methodology for preparing a 'Strategic Housing Land Availability Assessment' Deadline for comments 5pm Friday 4th April 2008

What is a Strategic Housing Land Availability Assessment?

In 2007 the government introduced a requirement for Local Planning Authorities to prepare a SHLAA and to review it on an annual basis. The primary role of a SHLAA is to identify sites with potential for housing, to assess their housing potential and to assess when they are likely to be developed. Their purpose is to inform the preparation of Local Development Documents, but the SHLAA may also be used to help determine planning applications. However, the SHLAA will not make judgements about whether sites should be allocated through plan policy, or guarantee that planning permission might be granted. Potential sites for new housing which have been identified through SHLAA will be tested through the plan making process for Development Plan Documents.

2.3 Smeatharpe Stadium update – a meeting took place of both MDDC and EDDC officers from planning, environmental health and all owners and ward members. A public meeting will be held shortly for all grievances can be aired, all legislation is being studied and a way forward is to be sought.

2.4 APPEALS

APP/U1105/A/07/2051986 Dunkeswell Kart Racing Circuit – appeal allowed against conditions 1&2 of grant of permission 06/3351/FUL for car park and pits area. These conditions relate to the landscaping and car parking layouts.

2.5 Dunkeswell Kart Circuit Noise Abatement Order – preliminary hearing was attended by Mr Sworder – the EDDC solicitor and Environmental Health were represented and Kart Circuit representatives asked for a delayed hearing. There is a further prehearing meeting and then it will be decided when the full hearing will be held

Outstanding planning matters/applications as at the 17th March 2008: (for information)

2 Minutes for meeting of Dunkeswell Parish Council 17/3/08

August 2006	06/2038/COU Sheldon Grange –cross country course
September 2007	07/2427/MFUL Highfield centre Culme Way – erection of ten bungalows. 07/2555/FUL 11 Powells Way – infill extension and garage conversion 07/1473/FUL Oaklea – Demolition of agricultural building replace with stable
October 2007	07/2427/MFUL Highfield centre Culme Way – erection of ten bungalows. 07/2429/MFUL Land North of Powells Way – erection of 16 affordable dwellings.
November 2007	07/2864/OUT Oaklands –two detached bungalows and five houses.
December 2007	07/3031/FUL Parachute Club, Dunkeswell Airfield –two portacabins/new building 07/3334/COU Beechwood Farm, Long Lane – COU l/industrial/storage space.
January 2008	07/3172/FUL Hill View Farm – single storey agricultural workers dwelling 07/3417/FUL Dunkeswell Industrial Estate - aircraft storage shed 07/3551/COU Garage Block, 3 The Laurels – change of use to office block

3 **HIGHWAYS AND TRAFFIC**

Lengthsman – DCC reply to our letter enclosing new schedule for lengthsman visits and copy of report approved at Executive on 16th October 2007 for our information. No reference to our complaint that the situation is not working satisfactorily. Garage to Percy Cross needs urgent attention, as does Chapel Hill - there are potholes outside Blackdown Garth (near Wolford).

5 **FOOTPATHS AND BRIDLEWAYS**

5.1 Mr Barrow reported he has a meeting arranged with Richard Spurway to discuss bridleway 12.

6 **ENVIRONMENT** Nothing to report.

7 **COMMUNITY FACILITIES**

7.1 Community policing report – PCSO Anning – two separate incidents of assault, a linked burglary of cash with an aggravated vehicle taking (this was aggravated as the car had an accident), a criminal damage to a glass house, a non crime domestic – nuisance phone calls, theft from a business premises (ongoing), theft of central heating oil from a tank (1000ltrs).

7.2 Playgrounds/Sports field – there are problems with the trees between the sportsfield and Catalina Close, these remain at present in the ownership of Mr Throgmorton. Mr Barrows opinion was that a replanting scheme would be in order to screen the houses from the field. The field needs docks spraying and mowing – Mr Barrow was asked to spot spray the docks. Otter Rotters have requested to be formally added to the Parish Councils approved contractors list – Agreed to obtain quotes for grass cutting in sportsfield, as well as New Century Park and Churchill Playground and ask them to specify what equipment they would use.

7.3 Halls – nothing to report

7.4 Housing needs survey – second application is still awaited.

7.5 Allotments – the AGM for the Allotments Association is on the 28th March 2008 at the Social Club.

7.6 Public access computer is now open for use in the new coffee shop at the Spar Shop. Regards possible Post Office closures – the list will be announced at the end of the month, it is hoped that Dunkeswell will avoid closure.

7.5 **EDDC – Local Government Reorganisation (LGR) in Devon** – Letter enclosing the Secretary of States judgement regarding Exeter City Councils unsuccessful Unitary Bid, and asking that Parish Councils look at what the Boundary Committee are being asked to consider by way of alternative structures. (For information)

DCC – Listening Events – at the request of the Department of Communities and Local Government the Boundary Committee for England are conducting an independent review of Local Government in Devon. The County Council is convening a series of events around the county and all parish councillors are invited:

12th March 2008 6-8pm Ash Thomas Village Hall, Ash Thomas, Halberton

20th March 2008 2-4pm Teign Valley Community Hall

26th March 2008 10am-12pm Fremington Church Hall

27th March 2008 2-4pm Hatherliegh Community Centre

8 **FINANCE**

8.1 **Receipts –** DCC P3 Grant 2007/8 £745.00

Cheque payments - EDDC (Dog/litter bin emptying April 2007 – 31st March 2008) £318.43

Cut and trim (14208) £25.00

Donations Under Section 137 Local Government Act 1972:

Devon Youth Association £15.00

Blackdown Support Group £50.00

Honiton Library Advice/Info Centre £50.00

Honiton Ring and Ride £25.00

ED Citizens Advice Bureau £50.00

(Cheques and direct debits agreed).

Account balances - at 1/3/08 Paths Account £5.70 (£50 was borrowed from DPC account as a bridging loan)

Parish Account £6757.32

8.2 Agreed to ask the Youth Club to present at the Annual Parish Council meeting in May.

QUESTIONS FROM THE PUBLIC (The meeting was closed before questions from the public).

A gentlemen asked about the provision of a rubbish bin in Manleys Lane, but agreed to wait until it was adopted.

Dates for next meetings –

Planning Applications: 14th April 2008 7 – 8pm

Parish Council: 21st April 2008 7.30pm

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